

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 5201 Investment Drive, Fort Wayne, Indiana 46808 (Potlatch Corporation).

WHEREAS, Petitioner has duly filed its petition dated August 16, 1991, to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

Interstate Industrial Park, Section F, Block 15A.

said property more commonly known as 5201 Investment Drive, Fort Wayne, Indiana 46808.

WHEREAS, said project will create 3 additional permanent jobs for a total additional annual payroll of \$64,200, with the average new annual job salary being \$21,400; and

WHEREAS, the total estimated project cost is \$1,600,000; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 9, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of the Resolution:

(a) Said Resolution shall be filed with the Allen County Assessor;

1 (b) Said Resolution shall be referred to the Committee on
2 Finance and shall also be referred to the Department of
3 Economic Development requesting a recommendation from
4 said department concerning the advisability of
5 designating the above designated area an "Economic
6 Revitalization Area";

7 (c) Common Council shall publish notice in accordance with
8 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and
9 substance of this Resolution and setting this
10 designation as an "Economic Revitalization Area" for
11 public hearing;

12 (d) If this Resolution involves an area that has already
13 been designated an allocation area under I.C. 36-7-14-
14 39, then the Resolution shall be referred to the Fort
15 Wayne Redevelopment Commission and said designation as
16 an "Economic Revitalization Area" shall not be finally
17 approved unless said Commission adopts a resolution
18 approving the petition.

19 SECTION 3. That, said designation of the hereinabove
20 described property as an "Economic Revitalization Area" shall
21 apply to a deduction of the assessed value of personal property
22 for the new manufacturing equipment.

23 SECTION 4. That, the estimate of the number of individuals
24 that will be employed or whose employment will be retained and the
25 estimate of the annual salaries of those individuals and the
26 estimate of the value of the new manufacturing equipment, all
27 contained in Petitioner's Statement of Benefits, are reasonable
28 and are benefits that can be reasonably expected to result from
29 the proposed described installation of the new manufacturing
30 equipment.

31 SECTION 5. The current year approximate tax rates for taxing
32 units within the City would be:

(a) If the proposed new manufacturing equipment is not
installed, the approximate current year tax rates for
this site would be \$7.339565/\$100.

1 (b) If the proposed new manufacturing equipment is installed
2 and no deduction is granted, the approximate current
3 year tax rate for the site would be \$7.339565/\$100 (the
change would be negligible).

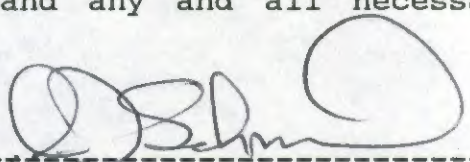
4 (c) If the proposed new manufacturing equipment is
5 installed, and a deduction percentage of eighty percent
6 (80%) is assumed, the approximate current year tax rate
7 for the site would be \$7.339565/\$100 (the change would
8 be negligible).

9 SECTION 6. That, this Resolution shall be subject to being
10 confirmed, modified and confirmed or rescinded after public
11 hearing and receipt by Common Council of the above described
12 recommendations and resolution, if applicable.

13 SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby
14 determined that the deduction from the assessed
15 value of the new manufacturing equipment shall be for a period of
16 5 years.

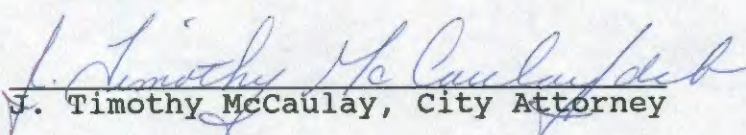
17 SECTION 8. The benefits described in the Petitioner's
18 statement of benefits can be reasonably expected to result from
19 the project and are sufficient to justify the applicable
20 deductions.

21 SECTION 9. That, this Resolution shall be in full force and
22 effect from and after its passage and any and all necessary
23 approval by the Mayor.

24 

25 Council Member

26
27 APPROVED AS TO FORM AND
LEGALITY

28 
29 J. Timothy McCaulay, City Attorney
30
31
32

Read the first time in full and on motion by _____ seconded by _____, and duly adopted, read the second time title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, at _____ o'clock _____ M., E.S.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Guido seconded by Sir Jurek, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>7</u>		<u>1</u>	<u>1</u>
BRADBURY			<u>✓</u>	
BURNS	<u>✓</u>			
EDMONDS	<u>✓</u>			
GIAQUINTA	<u>✓</u>			
HENRY				<u>✓</u>
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 8-27-91

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXTATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. Or-48-91 on the 27th day of August, 1991.

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

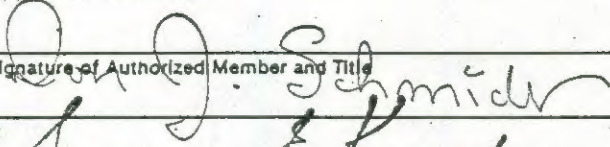
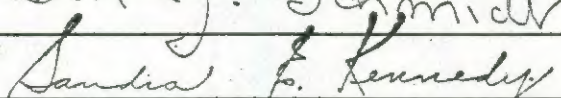
SEAL
Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day of August, 1991 at the hour of 2:00 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 4th day of September 1991, at the hour of 9:00 o'clock A. M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

FOR USE OF DESIGNATING BODY	
IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE	
Tax Rates Determined Using The Following Assumptions	Total Tax Rates
1. Current total tax rate.	\$
2. Approximate tax rate if project occurs and no deduction is granted.	\$
3. Approximate tax rate if project occurs and a deduction is assumed.	\$
Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.	
<p>We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:</p> <p>A) The designated area has been limited to a period of time not to exceed _____ calendar years. *(See Below)</p> <p>B) The type of deduction that is allowed in the designated area is limited to:</p> <div style="display: flex; justify-content: space-between;"> <div> <p>1) Redevelopment or rehabilitation of real estate improvements.</p> <p>2) Installation of new manufacturing equipment</p> <p>3) No limitations on type of deduction (check if no limitations)</p> </div> <div> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> No</p> </div> </div> <p>C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.</p> <p>Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.</p>	
Approved: Signature of Authorized Member and Title	Date of Signature
 Don J. Schmitter	8-27-81
Attested By:	Designated Body
 Sandra E. Kennedy	Common Council

If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of:			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Potlatch Corporation
Site Location: 5201 Investment Drive
Fort Wayne, Indiana 46808
Councilmanic District: 3rd Existing Zoning: M-2
Nature of Business: Potlatch Corporation is a company that converts bleached
paperboard to gable top cartons.

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u> </u>	<u>X</u>
Platted Industrial Park	<u>X</u>	<u> </u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

Purchase a narrow web flexo printing press with cutting-creasing head.

Type of Tax Abatement: Real Property Manufacturing Equipment X
Estimated Project Cost: \$ 1,600,000.00 Permanent Jobs Created: 3

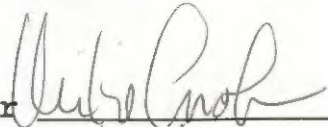
STAFF RECOMMENDATION

As stated per the established policy of the Department of Economic Development, the following recommendations are hereby made:

1. Designation as an "Economic Revitalization Area" should be granted. Yes X No
2. Designation should be limited to a term of 1 year(s).
3. The period of deduction should be limited to 5 year(s).

COMMENTS:

Staff Karen A. Jee
Date 8-20-91

Director 
Date 8/20/91

DIANA
AS AN
REA
TS

	Real Estate Improvements
X	Personal Property (New Manufacturing Equipment)
	Both Real Estate Improvement & Personal Property

SIC Code of Principal User of Property:_____

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property" or is an area "where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues"?

We are presently located in an industrial park.

In what Township is the project site located? Washington

In what Taxing District is the project site located? 80 Washington

G. CONTACT PERSON

Name and address of contact person for further information if required:

George White c/o Potlatch Corporation

5201 Investment Drive

Fort Wayne, IN 46808

Phone number of contact person: (219) 484-7734

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Potlatch Corporation by
Signature of Applicant



8/16/91
Date

B. PROJECT SUMMARY INFORMATION

YES NO

Is the project site solely within the city limits of the City of Fort Wayne?

X

Is the project site within the regulatory floodplain?

 X

Is the project site within the rivergreenway area?

 X

Is the project site within a Redevelopment area?

 X

Is the project site within a platted industrial park?

X

Is the project site within the designated downtown area?

 X

Will this project require public improvements?

 X

 Sewer Lines

 Water Lines

 Road Improvements

 Other

Does your company plan to request state or local assistance to finance these public improvements?

 X

Will the proposed project have any adverse environmental impact?

 X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? Industrial M-2

M-2

What zoning classification does the project require? Industrial

What is the nature of the business to be conducted at the project site?

Convert bleached paperboard to gable top cartons, usually used to package milk and other liquid products.

D. REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) is currently on the property?

What is the condition of the structure(s) listed above? _____

Current assessed value of real estate:

Land _____
Improvements _____
Total _____

What was the amount of total property taxes owed during the immediate past year? \$ _____ for year 19 ____.

Give a brief description of the proposed improvements to be made to the real estate.

What is the total cost of the project? \$ _____

What is the anticipated first year tax savings attributable to this designation? \$ _____

Explain how your company plans to use these tax savings.

E. PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property: \$561,960 - 3/1/91

What was the amount of personal property taxes owed during the immediate past year? \$ 36,774.82 for year 19⁹⁰.

Give a brief description of new manufacturing equipment to be installed at the project site.

A narrow web flexo printing press with cutting-creasing head.

Cost of new manufacturing equipment: \$ 1,600,000

Development Time Frame:

When will installation begin of new manufacturing equipment?
May, 1992

When is installation expected to be completed? June, 1992

Explain how your company plans to use these tax savings.

The funds will be used to help defray the initial costs of the project including the cost of the equipment and additional working capital.

What is the anticipated first year tax savings attributable to the new manufacturing equipment? \$ 18,888 @ 1991
tax rate.

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? 91

How many permanent jobs will be created as a result of this project? 3

Anticipated time frame for reaching employment level stated above September, 1992

Current annual payroll: \$ 2,275,007 - 1990

New additional payroll: \$ 64,200

What is the nature of the jobs to be created?

One non-skilled, one semi skilled and one skilled.

Please provide the annual salary range for the jobs being created:

Minimum \$20,000 Maximum \$23,200 Average \$21,400

Please check if these newly-created jobs provide any of the listed benefits:

<u> X </u>	Pension Plan
<u> X </u>	Tuition Reimbursement
<u> X </u>	Major Medical Plan
<u> X </u>	Life Insurance
<u> X </u>	Disability Insurance

List any benefits not mentioned above:

Dental, 401K, Paid Vacation and Holiday

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

<u> </u>	JobWorks
<u> X </u>	Benito Juarez Center
<u> </u>	Township of Wayne
<u> </u>	Catholic Charities Ft Wayne-South Bend Diocese
<u> </u>	Community Action of Northeast Indiana, Inc.
<u> </u>	State of Indiana, Department of Public Welfare
<u> </u>	Fort Wayne Rescue Mission
<u> </u>	Lutheran Social Services, Inc.
<u> X </u>	Fort Wayne Urban League, Inc.
<u> </u>	Fort Wayne Women's Bureau
<u> X </u>	State of Indiana, Employment Security Division
<u> </u>	State of Indiana, Vocational Rehabilitation Services
<u> </u>	Anthony Wayne Services
<u> </u>	Indiana Department of Commerce
<u> </u>	Indiana Institute of Technology
<u> </u>	Indiana Purdue University at Fort Wayne
<u> </u>	Ivy Tech

Undesirability of Normal Development:

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Potlatch Corporation by
Signature of Applicant



8/16/91
Date

EXHIBITS

The following exhibits must be attached to the application for it to be considered complete.

1. Legal description of property.
2. Check for application fee (see table below) to be made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 750
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).



MEMORANDUM

TO: City Council Members

FROM: Karen A. Lee, Business Development Specialist *K.A. L.*

DATE: August 20, 1991

RE: Tax Abatement Application by Potlatch Corporation

Background:

Potlatch Corporation is a company that converts bleached paperboard to gable top cartons, usually used to package milk and other liquid products.

Reviewing Alternatives:

Approval of Potlatch's tax abatement will allow for the creation of three (3) new jobs.

Recommendation:

The staff's recommendation is that the tax abatement be approved for Potlatch Corporation for five years on the new equipment.

KAL/jkb

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE DECLARATORY RESOLUTION

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Potlatch Corporation is requesting a tax abatement to purchase
a narrow web flexo printing press with cutting-creasing head machine in the amount of
\$1,600,000.00.

Q-91-08.30

EFFECT OF PASSAGE Will allow for the creation of 3 new jobs.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta

BILL NO. R-91-08-30

REPORT OF THE COMMITTEE ON FINANCE

MARK E. GiaQUINTA, CHAIRMAN
DONALD J. SCHMIDT, VICE CHAIRMAN
BRADBURY, REDD, BURNS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 5201 Investment Drive, Fort Wayne, IN 46808
(Potlatch Corporation)

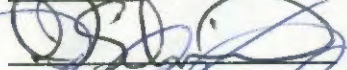
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

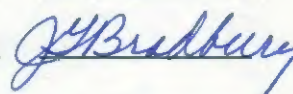
ABSTAIN

NO REC









DATED:

8-27-91.

Sandra E. Kennedy
City Clerk